



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: W-0

November 4, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
ANNEXATION 40-34 (34-31)
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE
VALLEY:**

1. Consider the two Negative Declarations (ND) certified by the City of Palmdale (Exhibit "C") on February 27, 2003, and May 29, 2003, together with the environmental findings adopted by the City on April 3, 2003, and June 19, 2003, contained therein; and certify that you have independently considered and reached your own conclusions regarding the environmental effects of the proposed project and have determined that the Negative Declarations and environmental findings adequately address the environmental impacts of the proposed annexation.
2. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of the property located north of Avenue P-6, between 25th Street West and 22nd Street West, in the City of Palmdale, designated as Annexation 40-34 (34-31), into Los Angeles County Waterworks District No. 40, Antelope Valley (District).

3. Approve and authorize the Interim Director of Public Works to file with the Local Agency Formation Commission (LAFCO) the required application for the proposed annexation to the District and to take any other steps necessary to assist LAFCO in processing the application.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This recommended action is for your Board to adopt the enclosed resolution requesting LAFCO to initiate proceedings for the annexation of territory described and shown on the enclosed Exhibits "A" and "B," respectively, into the District.

LAFCO requires a Board-adopted resolution to initiate proceedings for such a change of organization and the filing of an application.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Organizational Effectiveness as it will provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. The enclosed resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundary of the annexation territory are included with the resolution.

The Honorable Board of Supervisors
November 4, 2004
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ENVIRONMENTAL DOCUMENTATION

The City of Palmdale, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act, has certified the two NDs (Exhibit "C") and adopted certain findings contained therein with respect to the environmental effects of the proposed annexation. In its role as a responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effects of the proposed annexation. After having done so, it is recommended that your Board determine that the NDs and environmental findings adequately address the environmental impacts of the proposed annexation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one approved copy of this letter and the signed Resolution to Public Works, Waterworks and Sewer Maintenance Division, for processing to LAFCO and forward one approved copy of the letter and Resolution to the County Assessor.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

MR:nm
BDL2163

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS BY THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY,
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO
INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY DESIGNATED
AS "ANNEXATION 40-34 (34-31)"

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization which would annex territory to the District; and amend the boundary of the District's sphere of influence; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundaries of the proposed area are described in Exhibit "A," and depicted on the corresponding map, Exhibit "B," which by this reference are incorporated herein; and

WHEREAS, on February 27, 2003, and May 29, 2003, the City of Palmdale, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), certified Negative Declarations (ND) and on April 3, 2003, and June 19, 2003, adopted certain findings with respect to the environmental effects of the proposed project; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as a responsible agency under CEQA, has considered the NDs certified by the City of Palmdale on February 27, 2003, and May 29, 2003, together with the environmental findings adopted on April 3, 2003, and June 19, 2003, by the City; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the NDs and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Application and a proposal is hereby made to the Local Agency Formation Commission of Los Angeles County for a change of organization as follows:
 - a. This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.
 - b. The nature of the proposed change of organization is the annexation of the territory to the District.
 - c. The territory proposed to be annexed is uninhabited and its boundaries are described in Exhibits "A" and "B" attached hereto.
 - d. It is desired that the proposed consolidation provide for and be made subject to the following terms and conditions:
 - i. The annexed territory shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - ii. The Board of Supervisors shall be the governing body of the District.
 - iii. Any taxes, fees, charges, or assessments for the District will be collected by the County of Los Angeles Tax Collector in the same manner as ad valorem property taxes.
 - e. The reason for this proposal is as follows:
 - i. The owners of the proposed annexation request water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.
3. This Resolution of Application to Initiate Proceedings is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of Los Angeles County is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the _____ day of _____, 2004,
by the Board of Supervisors of the County of Los Angeles as the governing body of the
District.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

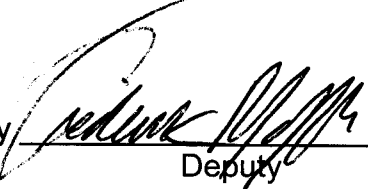
By  _____
Deputy

EXHIBIT "C"

ANNEXATION 40-34(34-31)

**NEGATIVE DECLARATIONS AND ENVIRONMENTAL
FINDINGS OF THE CITY OF PALMDALE REGARDING
TRACT NO. 54257 & TRACT NO. 54399**

CITY OF PALMDALE

NEGATIVE DECLARATION

38250 Sierra Highway
Palmdale, California 93550

Case Number: Tentative Tract Map (TTM) 54399

Applicant: Global Investments and Development, LLC

Address: 2222 S. Figueroa
Los Angeles, CA 90007

Project Description: TTM 54399 is an application to subdivide 12.5 acres into 42 single-family residential lots and 1 detention basin lot.

Project Location: Located adjacent to the southwest corner of 22nd Street West and Avenue P-2.

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Palmdale Planning Department, 38250 Sierra Highway, Palmdale, California 93550. This document constitutes a Negative Declaration.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None

Notice Pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held by the Planning Commission of the City of Palmdale in the Palmdale Council Chambers, 38300 Sierra Highway, Suite B, Palmdale, California on June 19, 2003, at 7:00 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Negative Declaration to the Palmdale Planning Department, Attention: Amy Brislen, 38250 Sierra Highway, Palmdale, California 93550; or phone (661)267-5200. Please refer to the Case Number listed above.


Laurie Lile
Director of Planning

5-29-03
Date

CITY OF PALMDALE
OFFICE OF THE
PLANNING DEPARTMENT

MEMORANDUM

TO: All Interested Parties

FROM: Planning Department

SUBJECT: REQUEST FOR REVIEW OF THE DRAFT NEGATIVE
DECLARATION FOR TENTATIVE TRACT MAP (TTM) 54399, AN
APPLICATION TO SUBDIVIDE 12.5 ACRES INTO 42 SINGLE-
FAMILY RESIDENTIAL LOTS AND ONE DETENTION BASIN
LOT, LOCATED ADJACENT TO THE SOUTHWEST CORNER OF
22nd STREET WEST AND AVENUE P-2

DATE: May 30, 2003

The attached Negative Declaration has been forwarded to you for review and comment. Comments will be received by the Planning Department until 5:00 p.m. on June 19, 2003. Comments should be directed to: Amy Brislen, City of Palmdale Planning Department, 38250 Sierra Highway, Palmdale, California 93550 or telephone (661) 267-5200.

Copies sent to:

Applicant

City of Palmdale:

Case Planner
City Engineer
City Hall Counter Copy
Director of Public Works
Library
Planning Counter Copy
Traffic Engineer

County of Los Angeles:

Los Angeles County Fire Dept.
Los Angeles County Sanitation Districts
Los Angeles County Sheriff's Dept.

Los Angeles County Water Works Districts

School Districts:

Antelope Valley Union High School District
Palmdale School District

Utilities/Services:

Antelope Valley United Water Purveyors, Inc.
Pacific Bell
Southern California Edison
Southern California Gas

CITY OF PALMDALE
PLANNING DEPARTMENT
INITIAL STUDY
QUESTIONNAIRE

APPLICATION NO: Tentative Tract Map (TTM) 54399

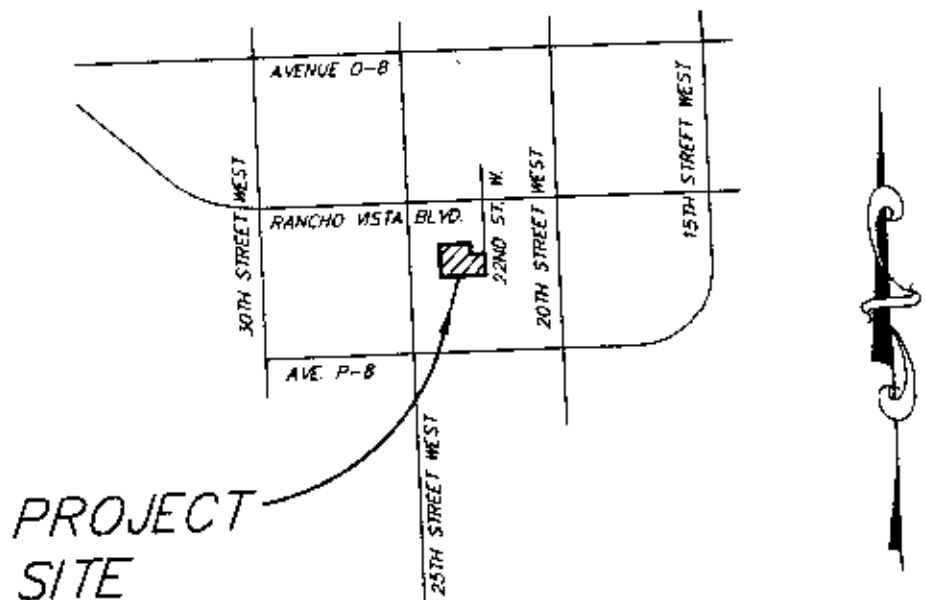
NAME OF APPLICANT: Global Investment and Development, LLC

LOCATION OF PROJECT: Located adjacent to the southwest corner of 22nd Street West, and Avenue P-2

EXISTING GENERAL PLAN LAND USE DESIGNATION: SFR-3 (Single Family 3.1-6 dwelling units per acre)

EXISTING ZONING: R-1-7,000 (Single Family Residential, 7,000 square foot minimum lot size)

PRESENT LAND USE: Vacant



VICINITY MAP
SCALE: 1"=1/2 MI

INITIAL STUDY
Tentative Tract Map 54399
Page 2

I. APPLICABILITY OF THE INITIAL STUDY

A. Is the proposed action a "project" as defined by CEQA?

☒ Yes ☐ No

1. If the project qualifies for one of the Categorical Exemptions listed in Section 6.C. of the City's CEQA Guidelines, is there a reasonable possibility that the activity will have a significant effect due to special circumstances? ☐ Yes ☐ No ☒ N/A

II. INITIAL STUDY REVIEW

A. Does the project require a 30-day State Clearinghouse review?

☐ Yes ☒ No

III. PROJECT ASSESSMENT

A. Project Description: Tentative Tract Map (TTM) 54399 is an application to subdivide 12.5 acres into 42 single-family residential lots and one detention basin lot.

B. Description of the Project Site: The project site consists of an infill parcel which is vacant and relatively flat with a gentle slope trending towards the northeast. Site vegetation consists of non-native desert vegetation and the site is highly degraded due to human encroachment.

C. Surrounding Land Uses:

North: Existing residences, vacant land designated for single family residential uses and an existing church

East: Vacant land designated for single family residential uses and existing single family uses

South: Existing single-family residences and vacant subdivided land

West: Existing single-family residences

INITIAL STUDY
Tentative Tract Map 54399
Page 3

D. Is the proposed project consistent with:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
City of Palmdale General Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicable Specific Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City of Palmdale Zoning Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Congestion Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E. Have any of the following studies been submitted?

- | | |
|--|---|
| <input type="checkbox"/> Geology Report | <input type="checkbox"/> Historical Report |
| <input checked="" type="checkbox"/> Hydrology Report | <input type="checkbox"/> Archaeological Report |
| <input checked="" type="checkbox"/> Soil Report | <input type="checkbox"/> Paleontological Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Line of Sight Exhibits |
| <input type="checkbox"/> Noise Study | <input type="checkbox"/> Visual Analysis |
| <input type="checkbox"/> Biological Study | <input type="checkbox"/> Slope Map |
| <input type="checkbox"/> Native Vegetation | <input type="checkbox"/> Fiscal Impact Analysis |
| <input type="checkbox"/> Preservation Plan | <input type="checkbox"/> Air Quality Report |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Hazardous Materials/ |
| <input type="checkbox"/> Generation Report | Waste |
| <input type="checkbox"/> Public Services/ | |
| Infrastructure Report | |

INITIAL STUDY
Tentative Tract Map 54399
Page 4

IV. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

This initial study was prepared by:

Amy Brislen, Junior Planner

5-29-03
Date

Asoka Herath
Asoka Herath
Assistant Director of Planning

5-29-03
Date

Laune Lile
Laune Lile
Director of Planning

V. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or (mitigated) negative declaration. In this case, a discussion should identify the following:

A. Earlier analyses used.

1. City of Palmdale General Plan FEIR, (SCH No. 87120908) prepared for the City of Palmdale by Michael Brandman Associates, and certified by the Palmdale City Council (Resolution No. 93-10) on January 25, 1993. This document was prepared to analyze the potential impacts from full build-out of the City's General Plan, including the provision of roadways, infrastructure and development of urban uses. The General Plan EIR anticipated that significant impacts to air quality, loss of open space, seismic related risks, biological resources, jobs/housing balance, traffic impacts at 11 roadway links and cumulative impacts to groundwater resources would occur with implementation of the City's General Plan. All other impacts were found to be mitigatable to a level of insignificance through the mitigation measures imposed under the EIR and implementation measures contained within the General Plan. A copy of this EIR is available for review at the City of Palmdale Planning Department.

INITIAL STUDY
Tentative Tract Map (TTM) 54399
Page 6

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EVALUATION OF ENVIRONMENTAL IMPACTS

A. Earth:

Based on the geotechnical or soils study for the project, review by the City's Engineering Department, and/or the General Plan Update:

1. Soils

- a. Are there any areas of potential differential settlement on the project site which could significantly impact development of the proposed project?

☐ ☐ ☐ ☒

- b. Is the site in an area of high shrink/swell (hydrocompaction) potential which could significantly impact development of the proposed project?

☐ ☐ ☒ ☐

- c. Is the site in an area of potential subsidence?

☐ ☐ ☐ ☒

- d. Will the project result in a significant increase in wind or water erosion of soils, either on- or off-site?

☐ ☐ ☒ ☐

- e. Could the project result in siltation deposition, or erosion which may modify a stream channel, or adversely affect downstream flood control facilities?

☐ ☐ ☒ ☐

INITIAL STUDY
Tentative Tract Map (TTM) 54399
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is identified as having low soil expansion potential, moderate soil erosion potential, moderate soil infiltration capabilities and unclassified subsidence potential according to Exhibits S-10, S-11, S-12, and S-14 of the Palmdale General Plan. According to a preliminary soils investigation performed by Bruin Engineering on April 4, 2003, the site consists mainly of silty sands and gravels and the upper six feet of soil has a moderate tendency to hydroconsolidate. The use of standard City requirements for grading and building plans will ensure that impacts from soils will be reduced to a level of insignificance. Therefore, the proposed project will not have an impact on shrink/swell potential, subsidence and differential settlement.

2. Earthquakes

Based on the Alquist-Priolo Earthquake Fault Zoning Map (as amended 1994) and California Division of Mines and Geology Special Publication 42 (1997), or the geotechnical report for the project site:

- a. Is the site in a fault rupture hazard zone? ☐ Yes ☒ No

If yes:

- i. Is there an active or potentially active fault on the project site? ☐ Yes ☐ No ☒ N/A
- ii. Does the project include a school, emergency or public facility, day care center, nursing home, or high rise building? ☐ Yes ☐ No ☒ N/A

- b. Is the site in a zone subject to seismic ground shaking, ground failure, or liquefaction?

☐ ☐ ☒ ☐

The project site is located approximately one mile northeast of the Alquist Priolo Special Studies Zone and is not located within a fault-rupture earthquake hazard zone but it is located within Seismic Shaking Zone 1

INITIAL STUDY
Tentative Tract Map (TTM) 54399
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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as shown in the Earthquake Fault Zone map of the General Plan. The proposed residential use is not considered a critical facility, or use, and therefore, there is no potential for a significant impact on the environment due to earthquakes.

According to General Plan Exhibit PS-1, Aquifers and Groundwater Surface, the groundwater level at the site is in excess of 100 feet below the surface, and therefore, the site is not subject to liquefaction because the depth to groundwater level and building design requirements as required by the Uniform Building Code will minimize potential damage due to shaking. Therefore, fault rupture, groundshaking and liquefaction do not constitute the potential for a significant impact on the environment.

3. Slopes

Based on the U.S.G.S. Topographic Map, the slope map submitted for the project, the geotechnical report for the project, and/or a site inspection:

- a. Does the project site contain slopes of 10% or greater?

☐ ☐ ☐ ☒

- b. Is any significant modification of major landforms proposed?

☐ ☐ ☐ ☒

- c. Is the project in an area of landslide risk, or are landslides present on the project site?

☐ ☐ ☒ ☐

- d. Will project grading create slopes, on- or off-site, that could be subject to landslides, mud slides, or erosion?

☐ ☐ ☒ ☐

INITIAL STUDY
Tentative Tract Map (TTM) 54399
Page 9

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site contains no significant landforms, is generally flat with less than ten feet of elevation change across the site. Risks related to landslides are not considered significant. No significant man made slopes are part of the project's proposal. Therefore, development of the project site will not result in a significant adverse impact to the environment due to risk from slope hazards.

4. Quarry Zone

Based on a site inspection, the City's General Plan Land Use Map, and/or the Significant Gravel Resource Area Maps of the State Department of Mines and Geology:

- a. Would development of the project impede the extraction of significant mineral resource deposits?

☐ ☐ ☐ ☒

The project is not located within an area containing significant mineral resources according to the State of California Division of Mines and Geology map and the General Plan; therefore, this does not constitute the potential for a significant impact on the environment.

B. Air:

Based on the criteria in the South Coast Air Quality Management Handbook for the Preparation of EIRs (1987), the Air Quality Study prepared for the proposed project, the South Coast Air Quality Management Plan, and EIR (1991), and/or the land use proposed:

1. Emissions

- a. Will the project result in significant air emissions or deterioration of ambient air quality either from stationary or mobile sources?

☐ ☐ ☒ ☐

INITIAL STUDY
Tentative Tract Map (TTM) 54399
Page 10

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b. Could the proposed project produce potentially toxic air emissions?

☐ ☐ ☐ ☒

- c. Will the project potentially result in the creation of objectionable odors?

☐ ☐ ☐ ☒

- d. Could the project result in the alteration of air movement, moisture or temperature, or any change in climate either locally or regionally?

☐ ☐ ☐ ☒

Tentative Tract Map 54399 will result in approximately 42 single-family lots at project build-out and is not expected to generate sufficient traffic to produce significant air pollutants from automobile exhaust. However, during construction, dust will be generated by grading activities to contribute airborne particulates. Standard measures for dust control during construction are required by the Department of Public Works which will mitigate the construction impacts on air quality to a level of insignificance. Development of the project will result in a single-family residential subdivision which is not anticipated to have the potential for toxic air emissions or to result in the creation of objectionable odors or to result in any change of climate. Therefore, the project will not result in significant adverse impacts to air quality.

C. Water:

1. Natural Streams, Springs, and Wetlands

Based on the type of project, the U.S.G.S. Topographics Maps, the exhibits and studies submitted for the project, and/or a site inspection:

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Unless
Mitigation
Incorporated | Less Than
Significant
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Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a. Does the project site contain a blue-line stream, spring, seep, or wetland? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Will the project include changes in the course or volume of water in a local stream or wetland which require Department of Fish and Game or Army Corps of Engineers permits? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Will the project result in the loss of, or changes to, significant stands of riparian vegetation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A review of the USGS map, Ritter Ridge Quadrangle revealed that no blue-line stream, natural drainage course, spring, seep or wetland area is located on the site. Therefore, development of this project will not result in significant adverse impacts to streams, wetlands, or riparian vegetation.

2. Other Surface Waters

Based on a site inspection, and review of the Map of Aqueduct Facilities (Dept. of Water Resources, East Branch Hydrology Palmdale Area), and/or the General Plan:

If the project is adjacent to or near the California Aqueduct:

- a. Could the project result in a significant increase in runoff of storm or nuisance water toward the aqueduct?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

INITIAL STUDY
Tentative Tract Map (TTM) 54399
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Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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- b. Will the project be significantly affected by storm or nuisance water runoff flowing through aqueduct culverts or pools?

☐ ☐ ☐ ☒

The project site is located northeast of the California Aqueduct and is not expected to increase runoff toward the aqueduct nor be affected by runoff flowing through aqueduct culverts. Therefore, this does not constitute the potential for a significant impact on the environment.

Based on a review of the General Plan and/or a site inspection:

- c. Is the project located above Lake Palmdale where urban runoff could significantly impact the lake?

☐ ☐ ☐ ☒

- d. Is the project located in an inundation area below Lake Palmdale dams, or Littlerock Dam?

☐ ☐ ☐ ☒

The project site is not located within the Lake Palmdale drainage basin or inundation area below Lake Palmdale or Littlerock Dam according to Exhibit S-6 of the General Plan. Therefore, this project does not have the potential for a significant impact on the environment.

Based on review of the FIRM Map, the Master Plan of Drainage and/or review by the Department of Public Works/Engineering:

- e. Is the site in an area of flood hazard as shown on the FIRM Map, or as identified by the Engineering or Public Works Departments?

☐ ☐ ☒ ☐

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Tentative Tract Map (TTM) 54399
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- | | Potentially
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<u>Impact</u> | Potentially
Significant
Unless
Mitigation
<u>Incorporated</u> | Less Than
Significant
<u>Impact</u> | No
<u>Impact</u> |
|--|---|---|---|-------------------------------------|
| f. Will the project result in a significant increase in peak runoff that could increase flood hazard off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Would development of the project impede the implementation of the City's Master Plan of Drainage or Drainage Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project is located in Zone X, outside the 500 year flood plain, as indicated on Flood Insurance Rate Map Community Panel Number 060144 0010 D dated March 30, 1998. Design and construction of the project must conform to the City of Palmdale Municipal Code Title 15, Chapter 15.28, Floodplain Management. Compliance with these requirements will reduce the potential for flood hazard impacts to a level of insignificance.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h. Will any aspect of the project result in discharge of materials into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen, or turbidity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Will the project result in the significant alteration of the direction or rate of flow of groundwater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Based on a review of the project and the type of land use proposed, there is no indication that there would be any discharge of materials into surface waters that would degrade surface water quality because project generated nuisance water will be retained on site or directed to an adjacent basin as required by the City's Public Works Department. Significant alteration of the direction of rate or flow of groundwater as a result of this project is not expected because groundwater below the

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Tentative Tract Map (TTM) 54399
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site is located at depths greater than 100 feet. Therefore, development of this project will not result in a significant adverse impact to water quality or groundwater flow.

Based on the type of project, project submittals and exhibits, and/or a site inspection:

- j. Could the project result in a change in the quantity or quality of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

☐ ☐ ☐ ☒

- k. Could the project result in a substantial reduction in the amount of water otherwise available for public water supplies?

☐ ☐ ☒ ☐

This project is not expected to significantly affect the amount of water available to the public, or disrupt the quantity of groundwater available, because the water purveyor has indicated that facilities and water supply to serve the project are available. There is no potential for interception of the aquifer by cuts or excavation, based on review of the preliminary grading plan and the depth of the aquifer. Therefore, development of this project will not result in a significant adverse impact to water quality or quantity.

D. Plant Life:

Based on a site inspection, the biological report, and/or the Native Vegetation Preservation Plan submitted for the project:

1. Is there a significant stand of desert vegetation on the site which will be adversely impacted by the project?

☐ ☐ ☐ ☒

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Will the project result in a reduction of the numbers of any unique, rare, or endangered species of plants?

☐ ☐ ☒ ☐

3. Will the project result in the introduction of invasive, non-native species of plants into an area; or will the project create a barrier to the normal replenishment of existing native plant species?

☐ ☐ ☒ ☐

4. Will the project result in a significant reduction in acreage of native vegetation?

☐ ☐ ☐ ☒

The site was previously disturbed and does not support any unique rare or endangered species of plants. No introduction of invasive or non-native species of plants is anticipated in conjunction with this project and, therefore, this project will not have a significant effect on the environment.

E. Animal Life:

Based on the biology report submitted for the project and/or a site inspection: Will the proposal result in:

1. Will the project result in a significant loss of biological diversity?

☐ ☐ ☒ ☐

2. Will the project result in the reduction of the numbers of any unique, rare, or endangered species of animals?

☐ ☐ ☒ ☐

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3. Is the project located in a Significant Ecological Area where the introduction of animals associated with urbanization could adversely affect native species; or where the project will result in a barrier to the migration or movement of animals?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4. Will the project cause significant deterioration of, or loss of, existing fish or wildlife habitat?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Because the site has been previously disturbed, a site inspection yielded no evidence of any unique, rare, or endangered species on site. According to Exhibit ER-5 of the City of Palmdale General Plan, the site is not located within a Sensitive Ecological Area. Therefore, the proposed project does not constitute the potential for a significant loss of biodiversity, or the reduction in the number of unique, rare or endangered animal species.

F. Noise:

1. If the project is residential or noise sensitive, will it expose people to severe noise levels because it is located:

- a. adjacent to the Freeway?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- b. within 200 feet of the railroad?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- c. adjacent to an existing or future arterial street?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located adjacent to the Freeway, within 200 feet of the railroad or adjacent to an existing or future arterial street. Therefore, there will be no noise generated due to freeways, railroads, or arterial streets and noise will not have a significant impact on the proposed project.

2. Is the proposed project within the Plant 42 over-flight area, or the 65 CNEL boundary?

☐ ☐ ☐ ☒

The project site is not within the Plant 42 over-flight areas; therefore, noise from aircraft will not result in a significant adverse impact to this development.

3. Will the project generate a noise level exceeding 65 CNEL at the project boundary after construction that could significantly impact an adjoining land use?

☐ ☐ ☐ ☒

The proposed single family residential use will generate noise at levels consistent with the surrounding neighborhoods and therefore, this does not constitute the potential for a significant impact on the environment.

G. Light or Glare:

Based on the type of project, and/or project submittals and exhibits:

1. Will the project produce significant new sources of light or glare that would disturb neighboring uses or significantly change the light environment visible from other areas of the City?

☐ ☐ ☒ ☐

The project will result in the introduction of new light from street lights, automobiles, and homes. Any light or glare associated with the proposed development of 42 residential lots will not have a significant adverse

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impact on adjacent properties because surrounding areas include proposed and existing single family uses of the same density and intensity as this project, thus having similar lighting standards and sources. Therefore, light and glare from this project do not constitute the potential for a significant impact to the environment.

H. Land Use:

1. Will the project result in a substantial alteration of the present or planned land use of an area?

☐ ☐ ☐ ☒

2. Are adjoining or planned land uses greatly different from that of the proposed project so that a potentially substantial interface problem would be created?

☐ ☐ ☐ ☒

3. If the project is located within the Plant 42 AICUZ zone, does it conflict with the joint land use policies established for those zones?

☐ ☐ ☐ ☒

The proposed project will not result in any alteration of planned land uses in the area because the proposed single-family residential use is a permitted use within the R-1-7,000 zone. The adjacent land uses are compatible with the proposed project because they include single-family residences and a vacant parcel designated for single-family residential. Therefore, this does not constitute the potential for a significant impact on the environment due to conflicting interface problems.

J. Natural Resources:

1. Will the project result in a significant increase in the rate of use of any natural resources?

☐ ☐ ☒ ☐

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Will the project result in the substantial depletion of any non-renewable natural resources?

☐ ☐ ☒ ☐

The proposed project will not engage in any direct activities designed to deplete natural resources. The construction of 42 single-family homes will require the use of stone, sand, gravel, wood, metals and combinations of these and similar natural materials (resources) in their construction. The harvesting/mining of such resources has been approved through other agencies and the resulting products are available to the applicant for construction of this project. The amount of resources to be used is relatively insignificant. Therefore, development of the project site would not result in adverse impacts to the environment due to a significant depletion of natural resources.

K. Risk of Upset:

1. Will the project result in a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset condition?

☐ ☐ ☐ ☒

The project site is not located within a hazardous waste site or an area which might be of risk to explosion or release of hazardous substances. Therefore, development of this project site would not result in a significant adverse impact to the environment from explosion or release of hazardous substances.

2. Will the project result in possible interference with any emergency response plan or emergency evacuation plan?

☐ ☐ ☐ ☒

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The General Plan Safety Element Exhibit S-1 does not identify any emergency evacuation routes adjacent to the project site. It is not anticipated that the project would result in interference with any emergency response or evacuation plan, therefore, the proposed residential subdivision does not have the potential to interfere with any emergency response plan or emergency evacuation plan.

3. Is the site included on any known State Hazardous Waste Site list?

☐ ☐ ☐ ☒

The subject site is not listed in the State of California Hazardous Waste and Substances Sites List and the parcel owner has verified that, to the best of his knowledge, there is no hazardous waste located on the site. Therefore, there is no potential for significant impact on the environment due to hazardous waste storage existing on the site.

4. Is the project within or adjacent to a high fire hazard area as shown in the General Plan, identified by the Los Angeles County Fire Department or based on a site inspection?

☐ ☐ ☐ ☒

The project site is not located within the wildfire hazard zone, based on a review of the General Plan Safety Element, Exhibit S-16. Therefore, this does not constitute the potential for a significant impact to the environment.

L. Population:

Based on the type of project:

1. Will the project significantly alter the location, distribution, density, or growth rate of the human population of an area?

☐ ☐ ☒ ☐

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will result in an increase in density and population in the City of Palmdale by approximately 148 residents based on figures released by the California Department of Finance on January 1, 2003, which estimates the persons per household in Palmdale as 3.525. This growth has been anticipated and is consistent with the General Plan Housing Element's goals and objectives. Therefore, development of the project site would not result in a significant impact on population, location, distribution, density or growth rate.

M. Housing:

Based on the type of project?

1. Will the project create a significant demand for additional housing?

☐ ☐ ☐ ☒

2. Will the project result in displacement of people from existing housing on the site?

☐ ☐ ☐ ☒

The site is currently vacant and development of the project will provide additional housing in the City. Therefore, there is no potential for a significant impact on the environment due to project impacts on housing demand or displacement of people.

N. Transportation/Circulation:

Based on review of the type of project, project exhibits, a site inspection, and/or review of the Institute of Transportation Engineers, Trip Generation or the applicant's traffic study:

1. What is the estimated number of average daily vehicle trips, and a.m. and p.m. peak hour trips, generated by the proposed project?

464 ADT: 49 a.m. peak, 51 p.m. peak

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Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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2. Will the traffic generated by this project cause a reduction of Level of Service at an intersection or on a street segment?

☐ ☐ ☒ ☐

The developer of the project would be required to contribute traffic impact fees per Municipal Code and construct local street improvements to serve the subdivision. Therefore, this does not constitute the potential for a significant impact on the environment.

3. Does circulation within the project prevent the safe and orderly flow of people and vehicles, including emergency vehicles?

☐ ☐ ☐ ☒

The circulation pattern of the proposed subdivision does not prevent the safe and orderly flow of people and vehicles because adequate access is ultimately provided to 25th Street West and Rancho Vista Boulevard, which would serve as the primary access routes. Therefore, construction of the proposed subdivision does not create a significant adverse impact to emergency access.

4. Will the project create or experience access problems as designed, or create any obstruction to the safe flow of traffic?

☐ ☐ ☐ ☒

Refer to the response for M.2 and M.3, above.

5. Could the project result in a significant alteration to rail or air traffic?

☐ ☐ ☐ ☒

The project is a residential subdivision and will have no direct impact to either rail or air traffic. Therefore, this does not represent the potential for a significant environmental impact to rail or air traffic.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. Will the project create a significant shortage of parking?

☐ ☐ ☐ ☒

Development plans for this project will be required to meet or exceed the standards of the City's General Plan Community Design Element and Zoning Ordinance requirements for single-family residences. Therefore, development of this project will not represent the potential for a significant impact to the environment due to shortage of parking.

M. Public Services:

1. Fire Protection

What is the roadway distance and location of the nearest fire station: The Los Angeles County Fire Department has a station located approximately one and one half miles to the northeast, at 1050 W. Avenue P.

- a. Will the project result in a need for significant additional fire protection services?

☐ ☐ ☒ ☐

The City of Palmdale has adopted a Fire Facilities Impact Fee Ordinance and compliance with that Ordinance will assist in mitigating impacts to fire protection services. Additionally, the applicant will be required to provide public hydrants, which provide water pressure and durations as specified by the Los Angeles County Fire Department. Therefore, this does not constitute the potential for a significant impact to the environment.

2. Police Protection

Are there any aspects of the project that would create a significant impact to police protection?

☐ ☐ ☐ ☒

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The project is within the existing boundaries of the City in which contract services are obtained from the Los Angeles County Sheriff's Department. The City reviews this contract from time to time and increase services if needed. However, no additional impacts are anticipated as a result of this subdivision. Therefore, this does not constitute the potential for a significant impact to the environment.

3. Schools

- a. In what elementary and high school attendance area is the project?

Palmdale School District
Antelope Valley Union High School District

- b. Approximately how many students will the project generate?

Palmdale School District estimates this project will generate .467 students per dwelling unit (20 students) in grades K- 5 and .212 students per dwelling unit (9 students) in grades 6-8. The Antelope Valley Union High School District estimates at .338 students per dwelling unit impacted (14 students). Therefore, the total number of students generated by this project is estimated to be 43.

- c. Would the students generated by the project significantly contribute to the affected schools exceeding their designed capacity?

☐ ☒ ☐ ☐

All schools within the Palmdale School District and the Antelope Valley Union High School District are currently overcrowded according to the districts impacted. State law requires the developer to pay school impact fees to reduce the potential impact of development within the school district. In addition, the state regulations further indicate that payment of the school impact fees is the only mitigation required for this type of development. Therefore, implementation of the proposed project does not have the potential to create significant environmental impacts to schools after the payment of impact fees.

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4. Parks and Recreation

Will the proposed project result in an impact on the quality or quantity of existing parks or recreational facilities, including trails or bicycle paths?

☐ ☐ ☒ ☐

This project has the potential to increase the population of the City by approximately 148 persons. These people will create an increase in demand for park services. Growth and the subsequent increase in demands for park services has been anticipated and planned for by the City. The project will be required to comply with Chapter 3.34 (Parkland Dedication and Parkland Fee Ordinance) of the Municipal Code and provide land or in lieu of fees to mitigate impacts to parks and recreation facilities as stated in the Conditions of Approval. Therefore, development of this project will not have the potential to create significant impacts to parks and recreation.

5. Public Facilities

Will the proposed project have a significant impact on maintenance of public facilities, including roads, drainage facilities, slopes, open space and trails?

☐ ☐ ☒ ☐

The project does not include any public facilities that would require a significant degree of maintenance above that required for normal infrastructure maintenance. Therefore, this project will not have the potential to create significant impacts to the maintenance of public facilities.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. Library Services

Will the project result in a significant impact to library services due to increased population?

☐ ☐ ☐ ☒

At build-out, the project will increase the population of the City by approximately 148 persons. These people will create an increase in demand for library services. Growth and the subsequent increase in demand for library services has been anticipated and planned for by the City. Property tax revenue, user fees and city general funds will be designated by the City to maintain and expand facilities to accommodate such growth. Therefore, construction of this project will not have a significant impact on library services.

7. Other Governmental Services

Will the project have a significant impact on a government service or agency not listed above?

☐ ☐ ☐ ☒

Increase in population and houses will have an impact on government services such as planning, building and safety, and holding elections. However, these impacts have been anticipated by the City and necessary adjustments will be made from the increased tax base generated by growth. Therefore, construction of this project will not have a significant impact on other governmental services.

N. Energy:

1. Will the project result in the use of substantial amounts of fuel or energy?

☐ ☐ ☒ ☐

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Will the project result in a substantial increase in demands upon existing sources of energy, or require the development of new sources of energy?

☐ ☐ ☐ ☒

The proposed project would result in the construction of 42 single family homes. The occupancy of these units would result in the use of fuel and energy. However, these new units will be constructed under Title 24 energy requirements of the State of California and the ultimate use of this fuel and energy has been allocated by the applicable provider and is not considered significant. Therefore, construction of this project will not create significant impacts to energy resources.

O. Utilities:

Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

1. Power or natural gas?

☐ ☐ ☒ ☐

2. Communications systems?

☐ ☐ ☒ ☐

3. Water?

☐ ☐ ☒ ☐

4. Sanitary sewer?

☐ ☐ ☒ ☐

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. Solid waste disposal?

☐ ☐ ☒ ☐

The proposed project will require extension of and construction within the site of all necessary utilities. Extension of services to all areas of the City has been evaluated in the EIR for the City's General Plan and the applicable utility providers have not indicated that they will not or cannot serve the proposed subdivision. Therefore, construction of the proposed project will not create significant impacts to the utilities.

P. Human Health:

Based on the type of project:

1. Will the project create any health hazard or potential health hazard (excluding mental health)?

☐ ☐ ☐ ☒

2. Will the project result in the exposure of people to potential health hazards?

☐ ☐ ☒ ☐

No aspects of the proposed project have been identified which have the potential to create any health hazards. Therefore, implementation of this project does not represent a significant impact to human health.

Q. Aesthetics:

1. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

☐ ☐ ☐ ☒

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The project will not result in the obstruction of a scenic view nor will it create a visually offensive site. Therefore, development of this project does not represent a significant impact to the environment.

R. Cultural Resources:

1. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site, or historic structure(s)?

☐ ☐ ☒ ☐

Site inspection performed by: Amy Brislen

2. Will the proposal result in potential adverse impacts on paleontological resources?

☐ ☐ ☒ ☐

The project site is vacant and the General Plan Environmental Resources Element Exhibit ER-7 identifies the area as having a high potential as an archaeological site. Environmental Resource Element Exhibit ER-8 does not identify the site as having potential for paleontological resources. No evidence of archaeological or paleontological resources were discovered development of adjacent sites. However, surface disturbance and previous fill would obscure or destroy any resources which may have been present. Therefore, in the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation is required to cease in the immediate area, and the find left untouched until a qualified professional archeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendation as to disposition, mitigation and/or salvage. Therefore, construction of this project does not present the potential for adverse impacts on paleontological and archaeological resources.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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S. Public Controversy:

1. Is the project or action environmentally controversial in nature or can it reasonably be expected to become controversial upon disclosure to the public?

☐ ☐ ☐ ☒

There are no aspects of this project which are expected to be environmentally controversial upon disclosure to the public. Therefore, this does not constitute the potential for a significant impact on the environment.

VII. **MANDATORY FINDINGS OF SIGNIFICANCE**

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☒ ☐

The proposal to subdivide 12.5 acres into 42 single-family residential lots and 1 detention basin lot located within R-1-7,000 zone does not have the potential to degrade the environment because the project site is located within an urbanized area that has previously been disturbed by human encroachment. The project site does not have any historical structure or resources from California history or pre-history, and therefore, there is no potential impact to California history or pre-history. Therefore, this does not constitute the potential for a significant impact on the environment.

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- B. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

☐ ☐ ☐ ☒

The project does not have any limited impacts that would be cumulatively considerable due to conditions placed upon the project which will reduce the potential individual impacts to a less than significant level, and therefore, will not be cumulatively considerable.

- C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☐ ☐ ☒

There are no other aspects of the proposal that will have a substantial adverse effect on human beings directly or indirectly after compliance with standard conditions requiring compliance with all City, County and State codes applicable to the project. Therefore, there is no substantial adverse effect on human beings.

**CITY OF PALMDALE
LOS ANGELES COUNTY, CALIFORNIA
RESOLUTION NO. PC-2003-045**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 54399, A REQUEST TO SUBDIVIDE 12.5 ACRES INTO 44 SINGLE FAMILY LOTS INCLUDING A DETENTION BASIN GENERALLY LOCATED ON THE SOUTHWEST CORNER OF 22ND STREET WEST AND AVENUE P-2 (TTM 54399)

A. RECITALS

- (i) Global Investment & Development, LLC has filed an application requesting the approval of Tentative Tract Map 54399 described herein (hereinafter referred to as "Application").
- (ii) The Application applies to 12.5 acres within the R-1-7,000 zone district, referred to on the County Assessor's roles as APN 3003-029-012, 3003-029-013, 3003-029-022, 3003-029-023, and 3003-029-33 legally described on Attachment I hereto and shown on the map attached hereto as Attachment II.
- (iii) The Application, as contemplated, proposes to create 44 lots for residential use including a detention basin.
- (iv) The subject site is presently vacant with no native vegetation and signs of human encroachment. Adjacent land uses are vacant, undeveloped residential land, church use and existing residential to the north, vacant and subdivided land to the south, and existing single family homes to the east and west.
- (v) Zone designations on adjacent properties are R-1-7,000 (Single Family Residential, 7,000 square foot minimum lot size) to the north, south, east, and west.
- (vi) An environmental Initial Study for the proposed Tentative Tract was completed on May 30, 2003 and no significant adverse impacts were identified that cannot be mitigated to a level of insignificance.

- (vii) On June 19, 2003, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on the Application, and concluded said hearing on that date.
- (viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Palmdale, as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.
2. Based upon substantial evidence presented to this Commission during the public hearing held on June 19, 2003, including public testimony, and written and oral staff reports, this Commission specifically finds as follows:
 - (a) Based upon the environmental Initial Study and the conditions and mitigation measures which have been applied to the Application, the proposed tentative tract will not have a significant adverse effect on the environment.
 - (b) The proposed subdivision is consistent with the adopted General Plan policies and land use designation of SFR 3 (Single Family Residential, 3.1-6 du/ac) because it conforms to the density, design standards, and location specified for that designation.
 - (c) The project density of 3.52 du/ac is within the applicable General Plan density range of 3.1-6 du/ac under the SFR 3 land use designation.
 - (d) The site is physically suitable for the type and density of development proposed because the site contains gentle slope gradients generally less than 1 percent, infrastructure is capable of supporting project density of 3.52 dwelling units/acre, and there are no other known physical or environmental constraints.
 - (e) The tentative tract map design provides for future passive or natural heating or cooling opportunities in the subdivision to the

extent feasible because the tract is designed with lots of adequate dimensions to maximize the opportunities for passive and natural heating and cooling.

- (f) The tentative tract map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, because the property in question has not been included in any such contract.
- (g) The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, because the applicant is required to comply with all Conditions of Approval regarding sanitary sewers as contained in Attachment III of this Resolution.
- (h) The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the property is within an area of the City designated for development, the initial study prepared for the project did not identify the site as containing unique or sensitive environmental qualities, and no threatened, rare or endangered plant or animal species were identified during review of the project.
- (i) The design of the subdivision and the proposed improvements are not likely to cause serious public health problems because conditions of approval have been applied to the project to require compliance with applicable codes and ordinances designed to protect public health and safety.
- (j) The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because no such easements exist on the property.
- (k) The design of the subdivision and the conditions of approval require dedication and improvement of publicly owned rights-of-way, storm drains and other drainage facilities, and landscape easements. In addition, the developer has been conditioned to pay a fair share towards bridge/drainage improvements for the

Amargosa Creek at 20th Street West. The public improvements required for this subdivision are proportional to the impacts caused by the proposed development and are necessary in order to provide access to future residences within the project and create aesthetic amenities for the benefit of future residents, protect the subdivision and surrounding properties from flooding impacts and promote the safety of the general public.

3. The Planning Commission hereby finds that the proposed Negative Declaration prepared in connection with Tentative Tract Map 54399 was prepared in compliance with the California Environmental Quality Act, has been reviewed and considered by the Planning Commission, and reflects the independent judgment of the Planning Commission, and that based on the Initial Study and the entire record of proceedings, there is no substantial evidence that the proposed project will have a significant effect on the environment. Therefore, the Planning Commission hereby adopts the Negative Declaration for the project as included in the agenda packet for the June 19, 2003 Planning Commission meeting. The Director of Planning is hereby designated as the custodian of the documents and other materials, which are on file at the City of Palmdale Planning Department, 38250 North Sierra Highway, Palmdale, California.
4. Based on the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this Commission hereby approves Tentative Tract Map (TTM) 54399, subject to the Conditions of Approval as set forth in Attachment III.
5. The Deputy City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 19th day of June 2003.

AYES: 5 Chairwoman Glozer, Vice Chairman Henderson, Commissioners Harris,
Hofbauer and Hunt

NOES: 0

ABSENT: 0 ABSTAIN: 0

Dea Henderson, vice chairman
for Jeanette Glozer, Chairwoman
Planning Commission

ATTEST:

Lynn O'Brien
Lynn O'Brien, Deputy City Clerk

NOTICE OF DETERMINATION

RECEIVED
AUG 20 2003
PLANNING DEPT.

TO: Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Department
38250 Sierra Highway
Palmdale, CA 93550

Case Planner: Amy Brislen, Junior Planner

Applicant: Global Investments and Development, LLC

Address: 2222 S. Figueroa Street
Los Angeles, CA 90007

Case: Tentative Tract Map (TTM) 54399


Description of Project: An application to subdivide 12.5 acres into 44 single-family residential lots and 1 detention basin lot.

Location: Located adjacent to the southwest corner of 22nd Street West and Avenue P-2

Tentative Tract Map 54399 was approved by the Planning Commission of the City of Palmdale on June 19, 2003. It has been determined that the project will not have a significant effect on the environment and the Planning Commission approved a Negative Declaration for the project in compliance with the provisions of the California Environmental Quality Act, as amended.


The document is on file and available for review at the City of Palmdale, Planning Department, 38250 Sierra Highway, Palmdale, California 93550.

Dated: 6-24-03


Laurie Life, Director of Planning
City of Palmdale

FILED

JUL 08 2003

CONNIE B. MCCORMACK, COUNTY CLERK

J. Baker DEPUTY

THIS NOTICE WAS POSTED
ON JUL 08 2003
UNTIL AUG 08 2003
REGISTRAR-RECORDER/COUNTY CLERK

03 0006066

**CALIFORNIA DEPARTMENT OF FISH & GAME
CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

Project Title/Location (include county): Tentative Tract Map (TTM) 54399, located adjacent to the southwest corner of 22nd Street West and Avenue P-2, City of Palmdale, County of Los Angeles.

Project Description: TTM 54399 is an application to subdivide 12.5 acres into 42 single-family residential lots and 1 detention basin lot.


Case Planner: Amy Brislen, Junior Planner

Findings of Exemption (attach as necessary):

1. The City of Palmdale has prepared an initial study for the project which evaluated the potential environmental impacts that could result should the project be implemented; and
2. The initial study and Negative Declaration prepared for the project did not identify any potential for an adverse effect on wildlife resources resulting from development of the proposed project because the project is located within an urbanized area that does not provide conditions to develop habitat for fish and wildlife.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Laurie Lile
Title: Director of Planning
Lead Agency: City of Palmdale

Date: 6-27-03

03 0006066

CITY OF PALMDALE

NEGATIVE DECLARATION

38250 Sierra Highway
Palmdale, California 93550

Case Number: Tentative Tract Map (TTM) 54257

Applicant: Global Investments and Development, LLC

Address: 2222 S. Figueroa
Los Angeles, CA 90007

Project Description: TTM 54257 is an application to subdivide 10 acres into 36 single-family lots.

Project Location: Located at the northeast corner of 25th Street West and Avenue P-6

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Palmdale Planning Department, 38250 Sierra Highway, Palmdale, California 93550. This document constitutes a Negative Declaration.

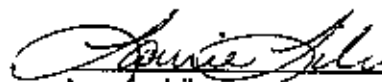
RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None

Notice Pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held by the Planning Commission of the City of Palmdale in the Palmdale Council Chambers, 38300 Sierra Highway, Suite B, Palmdale, California on March 19, 2003, at 7:00 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Negative Declaration to the Palmdale Planning Department, Attention: Amy Brislen, 38250 Sierra Highway, Palmdale, California 93550; or phone (661)267-5200. Please refer to the Case Number listed above.



Laurie Lile
Director of Planning

2-27-03
Date

CITY OF PALMDALE
PLANNING DEPARTMENT
INITIAL STUDY
QUESTIONNAIRE

APPLICATION NO: Tentative Tract Map (TTM) 54257

NAME OF APPLICANT: Global Investment and Development, LLC

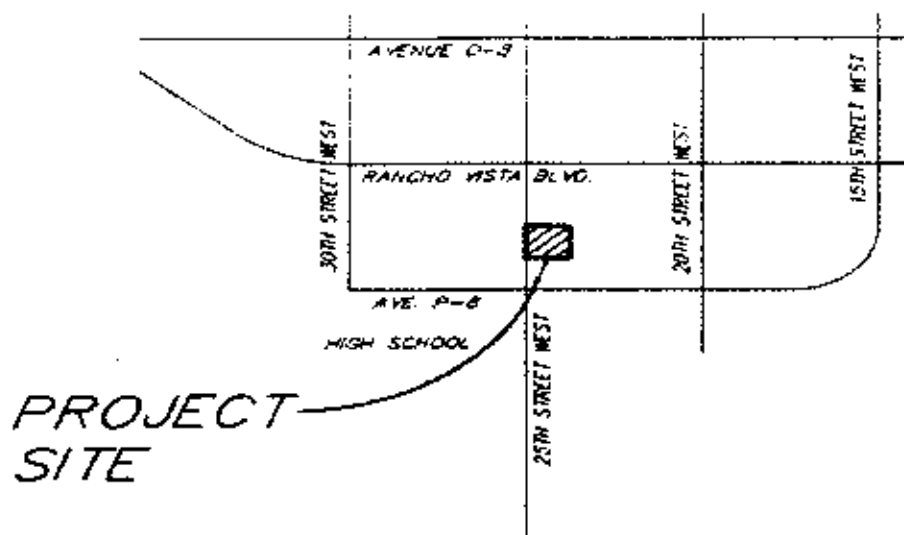
LOCATION OF PROJECT: Located at the northeast corner of 25th Street West, and Avenue P-6

EXISTING GENERAL PLAN
LAND USE DESIGNATION: SFR-3 (Single Family Residential 3.1-6 dwelling units per acre)

EXISTING ZONING: R-1-7,000 (Single Family Residential, 7,000 square foot minimum lot size)

PRESENT LAND USE: Vacant

LOCATION MAP:



INITIAL STUDY
Tentative Tract Map 54257
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I. APPLICABILITY OF THE INITIAL STUDY

A. Is the proposed action a "project" as defined by CEQA?

☒ Yes ☐ No

1. If the project qualifies for one of the Categorical Exemptions listed in Section 6.C. of the City's CEQA Guidelines, is there a reasonable possibility that the activity will have a significant effect due to special circumstances? ☐ Yes ☐ No ☒ N/A

II. INITIAL STUDY REVIEW

A. Does the project require a 30-day State Clearinghouse review?

☐ Yes ☒ No

III. PROJECT ASSESSMENT

A. Project Description: Tentative Tract Map (TTM) 54257 is an application to subdivide 10 acres into 36 single-family residential lots with access to 25th Street West from Avenues P-4 and P-6.

B. Description of the Project Site: The project site consists of an infill parcel which is vacant and relatively flat with a gentle slope trending towards the northeast. Site vegetation consists of non-native desert vegetation and the site is highly degraded due to human encroachment.

C. Surrounding Land Uses:

North: Vacant land and existing single family residences

East: Vacant land designated for single family residential uses

South: Existing single family residential uses, across Avenue P-6

West: Existing single-family residences and vacant subdivided land across 25th Street West

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Tentative Tract Map 54257
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D. Is the proposed project consistent with:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
City of Palmdale General Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicable Specific Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City of Palmdale Zoning Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Congestion Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional Comprehensive Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E. Have any of the following studies been submitted?

- | | |
|--|---|
| <input type="checkbox"/> Geology Report | <input type="checkbox"/> Historical Report |
| <input type="checkbox"/> Hydrology Report | <input type="checkbox"/> Archaeological Report |
| <input type="checkbox"/> Soil Report | <input type="checkbox"/> Paleontological Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Line of Sight Exhibits |
| <input type="checkbox"/> Noise Study | <input type="checkbox"/> Visual Analysis |
| <input type="checkbox"/> Biological Study | <input type="checkbox"/> Slope Map |
| <input type="checkbox"/> Native Vegetation | <input type="checkbox"/> Fiscal Impact Analysis |
| <input type="checkbox"/> Preservation Plan | <input type="checkbox"/> Air Quality Report |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Hazardous Materials/ |
| <input type="checkbox"/> Generation Report | Waste |
| <input type="checkbox"/> Public Services/ | |
| Infrastructure Report | |

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IV. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

This initial study was prepared by:

Amy Brislen

02-27-03

Date

Asoka Herath

Asoka Herath
Assistant Director of Planning

2-27-03

Date

Laurie Lile

Laurie Lile
Director of Planning

V. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or (mitigated) negative declaration. In this case, a discussion should identify the following:

A. Earlier analyses used.

1. City of Palmdale General Plan FEIR, (SCH No. 87120908) prepared for the City of Palmdale by Michael Brandman Associates, and certified by the Palmdale City Council (Resolution No. 93-10) on January 25, 1993. This document was prepared to analyze the potential impacts from full build-out of the City's General Plan, including the provision of roadways, infrastructure and development of urban uses. The General Plan EIR anticipated that significant impacts to air quality, loss of open space, seismic related risks, biological resources, jobs/housing balance, traffic impacts at 11 roadway links and cumulative impacts to groundwater resources would occur with implementation of the City's General Plan. All other impacts were found to be mitigatable to a level of insignificance through the mitigation measures imposed under the EIR and implementation measures contained within the General Plan. A copy of this EIR is available for review at the City of Palmdale Planning Department.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EVALUATION OF ENVIRONMENTAL IMPACTS

A. Earth:

Based on the geotechnical or soils study for the project, review by the City's Engineering Department, and/or the General Plan Update:

1. Soils

- a. Are there any areas of potential differential settlement on the project site which could significantly impact development of the proposed project?

☐ ☐ ☐ ☒

- b. Is the site in an area of high shrink/swell (hydrocompaction) potential which could significantly impact development of the proposed project?

☐ ☐ ☒ ☐

- c. Is the site in an area of potential subsidence?

☐ ☐ ☐ ☒

- d. Will the project result in a significant increase in wind or water erosion of soils, either on- or off-site?

☐ ☐ ☒ ☐

- e. Could the project result in siltation deposition, or erosion which may modify a stream channel, or adversely affect downstream flood control facilities?

☐ ☐ ☒ ☐

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is identified as having low soil expansion potential, moderate soil erosion potential, moderate soil infiltration capabilities and unclassified subsidence potential according to Exhibits S-10, S-11, S-12, and S-14 of the Palmdale General Plan. The use of standard City requirements for grading and building plans will ensure that impacts from soils will be reduced to a level of insignificance. Therefore, the proposed project will not have an impact on shrink/swell potential, subsidence and differential settlement.

2. Earthquakes

Based on the Alquist-Priolo Earthquake Fault Zoning Map (as amended 1994) and California Division of Mines and Geology Special Publication 42 (1997), or the geotechnical report for the project site:

- a. Is the site in a fault rupture hazard zone? ☐ Yes ☒ No

If yes:

- i. Is there an active or potentially active fault on the project site? ☐ Yes ☐ No ☒ N/A
- ii. Does the project include a school, emergency or public facility, day care center, nursing home, or high rise building? ☐ Yes ☐ No ☒ N/A

- b. Is the site in a zone subject to seismic ground shaking, ground failure, or liquefaction?

☐ ☐ ☒ ☐

The project site is located approximately one mile northeast of the Alquist Priolo Special Studies Zone and is not located within a fault-rupture earthquake hazard zone but it is located within Seismic Shaking Zone 1 as shown in the Earthquake Fault Zone map of the General Plan. The proposed residential use is not considered a critical facility, or use, and

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore, there is no potential for a significant impact on the environment due to earthquakes.

According to General Plan Exhibit PS-1, Aquifers and Groundwater Surface, the groundwater level at the site is in excess of 100 feet below the surface, and therefore, the site is not subject to liquefaction because the depth to groundwater level and building design requirements as required by the Uniform Building Code will minimize potential damage due to shaking. Therefore, fault rupture, groundshaking and liquefaction do not constitute the potential for a significant impact on the environment.

3. Slopes

Based on the U.S.G.S. Topographic Map, the slope map submitted for the project, the geotechnical report for the project, and/or a site inspection:

- a. Does the project site contain slopes of 10% or greater?

☐ ☐ ☐ ☒

- b. Is any significant modification of major landforms proposed?

☐ ☐ ☐ ☒

- c. Is the project in an area of landslide risk, or are landslides present on the project site?

☐ ☐ ☒ ☐

- d. Will project grading create slopes, on- or off-site, that could be subject to landslides, mud slides, or erosion?

☐ ☐ ☒ ☐

The project site contains no significant landforms, is generally flat with less than ten feet of elevation change across the site. Risks related to landslides are not considered significant. No significant man made slopes

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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are part of the project's proposal. Therefore, development of the project site will not result in a significant adverse impact to the environment due to risk from slope hazards.

4. Quarry Zone

Based on a site inspection, the City's General Plan Land Use Map, and/or the Significant Gravel Resource Area Maps of the State Department of Mines and Geology:

- a. Would development of the project impede the extraction of significant mineral resource deposits?

☐ ☐ ☐ ☒

The project is not located within an area containing significant mineral resources according to the State of California Division of Mines and Geology map and the General Plan; therefore, this does not constitute the potential for a significant impact on the environment.

Air:

Based on the criteria in the South Coast Air Quality Management Handbook for the Preparation of EIRs (1987), the Air Quality Study prepared for the proposed project, the South Coast Air Quality Management Plan, and EIR (1991), and/or the land use proposed:

5. Emissions

- a. Will the project result in significant air emissions or deterioration of ambient air quality either from stationary or mobile sources?

☐ ☐ ☒ ☐

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Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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- b. Could the proposed project produce potentially toxic air emissions?

☐ ☐ ☐ ☒

- c. Will the project potentially result in the creation of objectionable odors?

☐ ☐ ☐ ☒

- d. Could the project result in the alteration of air movement, moisture or temperature, or any change in climate either locally or regionally?

☐ ☐ ☐ ☒

Tentative Tract Map 54257 will result in approximately 36 single-family lots at project build-out and is not expected to generate sufficient traffic to produce significant air pollutants from automobile exhaust. However, during construction, dust will be generated by grading activities to contribute airborne particulates. Standard measures for dust control during construction are required by the Department of Public Works which will mitigate the construction impacts on air quality to a level of insignificance. Development of the project will result in a single-family residential subdivision which is not anticipated to have the potential for toxic air emissions or to result in the creation of objectionable odors or to result in any change of climate. Therefore, the project will not result in significant adverse impacts to air quality.

B. Water:

1. Natural Streams, Springs, and Wetlands

Based on the type of project, the U.S.G.S. Topographics Maps, the exhibits and studies submitted for the project, and/or a site inspection:

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. Does the project site contain a blue-line stream, spring, seep, or wetland?

☐ ☐ ☐ ☒

- b. Will the project include changes in the course or volume of water in a local stream or wetland which require Department of Fish and Game or Army Corps of Engineers permits?

☐ ☐ ☐ ☒

- c. Will the project result in the loss of, or changes to, significant stands of riparian vegetation?

☐ ☐ ☒ ☐

A review of the USGS map, Ritter Ridge Quadrangle revealed that no blue-line stream, natural drainage course, spring, seep or wetland area is located on the site. Therefore, development of this project will not result in significant adverse impacts to streams, wetlands, or riparian vegetation.

2. Other Surface Waters

Based on a site inspection, and review of the Map of Aqueduct Facilities (Dept. of Water Resources, East Branch Hydrology Palmdale Area), and/or the General Plan:

If the project is adjacent to or near the California Aqueduct:

- a. Could the project result in a significant increase in runoff of storm or nuisance water toward the aqueduct?

☐ ☐ ☐ ☒

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b. Will the project be significantly affected by storm or nuisance water runoff flowing through aqueduct culverts or pools?

☐ ☐ ☐ ☒

The project site is located northeast of the California Aqueduct and is not expected to increase runoff toward the aqueduct nor be affected by runoff flowing through aqueduct culverts. Therefore, this does not constitute the potential for a significant impact on the environment.

Based on a review of the General Plan and/or a site inspection:

- c. Is the project located above Lake Palmdale where urban runoff could significantly impact the lake?

☐ ☐ ☐ ☒

- d. Is the project located in an inundation area below Lake Palmdale dams, or Littlerock Dam?

☐ ☐ ☐ ☒

The project site is not located within the Lake Palmdale drainage basin or inundation area below Lake Palmdale or Littlerock Dam according to Exhibit S-6 of the General Plan. Therefore, this project does not have the potential for a significant impact on the environment.

Based on review of the FIRM Map, the Master Plan of Drainage and/or review by the Department of Public Works/Engineering:

- e. Is the site in an area of flood hazard as shown on the FIRM Map, or as identified by the Engineering or Public Works Departments?

☐ ☐ ☒ ☐

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- f. Will the project result in a significant increase in peak runoff that could increase flood hazard off-site?

☐ ☐ ☐ ☒

- g. Would development of the project impede the implementation of the City's Master Plan of Drainage or Drainage Management Plan?

☐ ☐ ☒ ☐

The project is located in Zone X, outside the 500 year flood plain, as indicated on Flood Insurance Rate Map Community Panel Number 060144 0010 D dated March 30, 1998. Design and construction of the project must conform to the City of Palmdale Municipal Code Title 15, Chapter 15.28, Floodplain Management. Compliance with these requirements will reduce the potential for flood hazard impacts to a level of insignificance.

The Public Works Department has reviewed the hydrology study submitted for TTM 54086 and TTM 53855 and indicated that the project has been designed to accommodate the sheet flow from the project area and will fulfill the City's Master Plan of Drainage requirements. Therefore, development of this project will not result in the potential for a significant adverse impact from flooding nor will it impede the implementation of the City's Master Plan of Drainage.

- h. Will any aspect of the project result in discharge of materials into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen, or turbidity?

☐ ☐ ☒ ☐

- i. Will the project result in the significant alteration of the direction or rate of flow of groundwater?

☐ ☐ ☒ ☐

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on a review of the project and the type of land use proposed, there is no indication that there would be any discharge of materials into surface waters that would degrade surface water quality because project generated nuisance water will be retained on site or directed to an adjacent basin as required by the City's Public Works Department. Significant alteration of the direction of rate of flow of groundwater as a result of this project is not expected because groundwater below the project site is located at depths greater than one hundred feet. Therefore, development of this project will not result in a significant adverse impact to water quality or groundwater flow.

Based on the type of project, project submittals and exhibits, and/or a site inspection:

- j. Could the project result in a change in the quantity or quality of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

☐ ☐ ☐ ☒

- k. Could the project result in a substantial reduction in the amount of water otherwise available for public water supplies?

☐ ☐ ☒ ☐

This project is not expected to significantly affect the amount of water available to the public, or disrupt the quantity of groundwater available, because the water purveyor has indicated that facilities and water supply to serve the project are available. There is no potential for interception of the aquifer by cuts or excavation, based on review of the preliminary grading plan and the depth of the aquifer. Therefore, development of this project will not result in a significant adverse impact to water quality or quantity.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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C. Plant Life:

Based on a site inspection, the biological report, and/or the Native Vegetation Preservation Plan submitted for the project:

1. Is there a significant stand of desert vegetation on the site which will be adversely impacted by the project?

☐ ☐ ☐ ☒

2. Will the project result in a reduction of the numbers of any unique, rare, or endangered species of plants?

☐ ☐ ☒ ☐

3. Will the project result in the introduction of invasive, non-native species of plants into an area; or will the project create a barrier to the normal replenishment of existing native plant species?

☐ ☐ ☒ ☐

4. Will the project result in a significant reduction in acreage of native vegetation?

☐ ☐ ☐ ☒

The site was previously graded and does not support any unique rare or endangered species of plants. No introduction on invasive or non-native species of plants is anticipated in conjunction with this project and, therefore, this project will not have a significant effect on the environment.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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D. Animal Life:

Based on the biology report submitted for the project and/or a site inspection: Will the proposal result in:

1. Will the project result in a significant loss of biological diversity?

☐ ☐ ☒ ☐

2. Will the project result in the reduction of the numbers of any unique, rare, or endangered species of animals?

☐ ☐ ☒ ☐

3. Is the project located in a Significant Ecological Area where the introduction of animals associated with urbanization could adversely affect native species; or where the project will result in a barrier to the migration or movement of animals?

☐ ☐ ☐ ☒

4. Will the project cause significant deterioration of, or loss of, existing fish or wildlife habitat?

☐ ☐ ☒ ☐

Because the site has been previously graded, a site inspection yielded no evidence of any unique, rare, or endangered species on site. According to Exhibit ER-5 of the City of Palmdale General Plan, the site is not located within a Sensitive Ecological Area. Therefore, the proposed project does not constitute the potential for a significant loss of biodiversity, or the reduction in the number of unique, rare or endangered animal species.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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E. Noise:

1. If the project is residential or noise sensitive, will it expose people to severe noise levels because it is located:

- a. adjacent to the Freeway?

☐ ☐ ☐ ☒

- b. within 200 feet of the railroad?

☐ ☐ ☐ ☒

- c. adjacent to an existing or future arterial street?

☐ ☐ ☒ ☐

When the City of Palmdale updated its General Plan in 1993 and Zoning Ordinance in 1994, the impact of noise on residential units adjacent to arterial streets had been mitigated through an increase in the required setback along such streets and the requirements for the installation of six foot high, solid masonry perimeter walls. Any residential lot which backs onto an arterial street is required to be a minimum of 110 feet in depth, in addition to a five-foot landscape easement along secondary arterials or a ten-foot landscape easement adjacent to major arterials. The combination of the landscape easement, perimeter wall and the increased lot depth along 25th Street West combine to ensure that the noise generated due to arterial streets will not have a significant impact on the proposed project.

2. Is the proposed project within the Plant 42 over-flight area, or the 65 CNEL boundary?

☐ ☐ ☐ ☒

The project site is not within the Plant 42 over-flight areas; therefore, noise from aircraft will not result in a significant adverse impact to this development.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Will the project generate a noise level exceeding 65 CNEL at the project boundary after construction that could significantly impact an adjoining land use?

☐ ☐ ☐ ☒

The proposed single family residential use will generate noise at levels consistent with the surrounding neighborhoods and therefore, this does not constitute the potential for a significant impact on the environment.

F. Light or Glare:

Based on the type of project, and/or project submittals and exhibits:

1. Will the project produce significant new sources of light or glare that would disturb neighboring uses or significantly change the light environment visible from other areas of the City?

☐ ☐ ☒ ☐

The project will result in the introduction of new light from street lights, automobiles, and homes. Any light or glare associated with the proposed development of 36 residential lots will not have a significant adverse impact on adjacent properties because surrounding areas include proposed and existing single family uses of the same density and intensity as this project, thus having similar lighting standards and sources. Therefore, light and glare from this project do not constitute the potential for a significant impact to the environment.

G. Land Use:

1. Will the project result in a substantial alteration of the present or planned land use of an area?

☐ ☐ ☐ ☒

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2. Are adjoining or planned land uses greatly different from that of the proposed project so that a potentially substantial interface problem would be created?

☐ ☐ ☐ ☒

3. If the project is located within the Plant 42 AICUZ zone, does it conflict with the joint land use policies established for those zones?

☐ ☐ ☐ ☒

The proposed project will not result in any alteration of planned land uses in the area because the proposed single-family residential use is a permitted use within the R-1-7,000 zone. The adjacent land uses are compatible with the proposed project because they include single-family residences and a vacant parcel designated for single-family residential. Therefore, this does not constitute the potential for a significant impact on the environment due to conflicting interface problems.

H. Natural Resources:

1. Will the project result in a significant increase in the rate of use of any natural resources?

☐ ☐ ☒ ☐

2. Will the project result in the substantial depletion of any non-renewable natural resources?

☐ ☐ ☒ ☐

The proposed project will not engage in any direct activities designed to deplete natural resources. The construction of 36 single-family homes will require the use of stone, sand, gravel, wood, metals and combinations of these and similar natural materials (resources) in their construction. The harvesting/mining of such resources has been approved through other agencies and the resulting products are available to the applicant for construction of this project. The amount of resources to be used is

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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relatively insignificant. Therefore, development of the project site would not result in adverse impacts to the environment due to a significant depletion of natural resources.

I. Risk of Upset:

1. Will the project result in a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset condition?

☐ ☐ ☐ ☒

The project site is not located within a hazardous waste site or an area which might be of risk to explosion or release of hazardous substances. Therefore, development of this project site would not result in a significant adverse impact to the environment from explosion or release of hazardous substances.

2. Will the project result in possible interference with any emergency response plan or emergency evacuation plan?

☐ ☐ ☐ ☒

The General Plan Safety Element Exhibit S-1 does not identify any emergency evacuation routes adjacent to the project site. It is not anticipated that the project would result in interference with any emergency response or evacuation plan, therefore, the proposed residential subdivision does not have the potential to interfere with any emergency response plan or emergency evacuation plan.

3. Is the site included on any known State Hazardous Waste Site list?

☐ ☐ ☐ ☒

The subject site is not listed in the State of California Hazardous Waste and Substances Sites List and the parcel owner has verified that, to the best of his knowledge, there is no hazardous waste located on the site.

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Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Therefore, there is no potential for significant impact on the environment due to hazardous waste storage existing on the site.

4. Is the project within or adjacent to a high fire hazard area as shown in the General Plan, identified by the Los Angeles County Fire Department or based on a site inspection?

☐ ☐ ☐ ☒

The project site is not located within the wildfire hazard zone, based on a review of the General Plan Safety Element, Exhibit S-16. Therefore, this does not constitute the potential for a significant impact to the environment.

J. Population:

Based on the type of project:

1. Will the project significantly alter the location, distribution, density, or growth rate of the human population of an area?

☐ ☐ ☒ ☐

The project will result in an increase in density and population in the City of Palmdale by approximately 126 residents based on figures released by the California Department of Finance on January 1, 2002, which estimates the persons per household in Palmdale as 3.487. This growth has been anticipated and is consistent with the General Plan Housing Element's goals and objectives. Therefore, development of the project site would not result in a significant impact on population, location, distribution, density or growth rate.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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K. Housing:

Based on the type of project?

1. Will the project create a significant demand for additional housing?

☐ ☐ ☐ ☒

2. Will the project result in displacement of people from existing housing on the site?

☐ ☐ ☐ ☒

The site is currently vacant and development of the project will provide additional housing in the City. Therefore, there is no potential for a significant impact on the environment due to project impacts on housing demand or displacement of people.

L. Transportation/Circulation:

Based on review of the type of project, project exhibits, a site inspection, and/or review of the Institute of Transportation Engineers, Trip Generation or the applicant's traffic study:

1. What is the estimated number of average daily vehicle trips, and a.m. and p.m. peak hour trips, generated by the proposed project?

403 ADT: 43 a.m. peak, 44 p.m. peak

2. Will the traffic generated by this project cause a reduction of Level of Service at an intersection or on a street segment?

☐ ☐ ☒ ☐

An arterial roadway, 25th Street West, abuts the project site to the west. The developer of the project would be required to contribute traffic impact fees per City ordinance and construct local street improvements to serve

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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the subdivision. Therefore, this does not constitute the potential for a significant impact on the environment.

3. Does circulation within the project prevent the safe and orderly flow of people and vehicles, including emergency vehicles?

☐ ☐ ☐ ☒

The circulation pattern of the proposed subdivision does not prevent the safe and orderly flow of people and vehicles because adequate access is provided within the subdivision to 25th Street West, which would serve as the primary access route. Therefore, construction of the proposed subdivision does not create a significant adverse impact to emergency access.

4. Will the project create or experience access problems as designed, or create any obstruction to the safe flow of traffic?

☐ ☐ ☐ ☒

Refer to the response for M.2 and M.3, above.

5. Could the project result in a significant alteration to rail or air traffic?

☐ ☐ ☐ ☒

The project is a residential subdivision and will have no direct impact to either rail or air traffic. Therefore, this does not represent the potential for a significant environmental impact to rail or air traffic.

6. Will the project create a significant shortage of parking?

☐ ☐ ☐ ☒

Development plans for this project will be required to meet or exceed the standards of the City's General Plan Community Design Element and Zoning Ordinance requirements for single-family residences. Therefore,

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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development of this project will not represent the potential for a significant impact to the environment due to shortage of parking.

M. Public Services:

1. Fire Protection

What is the roadway distance and location of the nearest fire station: The Los Angeles County Fire Department has a station located approximately one and one half miles to the northeast, at 1050 W. Avenue P.

- a. Will the project result in a need for significant additional fire protection services?

☐ ☐ ☒ ☐

The City of Palmdale has adopted a Fire Facilities Impact Fee Ordinance and compliance with that Ordinance will assist in mitigating impacts to fire protection services. Additionally, the applicant will be required to provide public hydrants, which provide water pressure and durations as specified by the Los Angeles County Fire Department. Therefore, this does not constitute the potential for a significant impact to the environment.

2. Police Protection

Are there any aspects of the project that would create a significant impact to police protection?

☐ ☐ ☐ ☒

The project is within the existing boundaries of the City in which contract services are obtained from the Los Angeles County Sheriff's Department. The City reviews this contract from time to time and increase services if needed. However, no additional impacts are anticipated as a result of this subdivision. Therefore, this does not constitute the potential for a significant impact to the environment.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Schools

- a. In what elementary and high school attendance area is the project?

Palmdale School District
Antelope Valley Union High School District

- b. Approximately how many students will the project generate?

Palmdale School District estimates this project will generate .467 students per dwelling unit (17 students) in grades K- 5 and .212 students per dwelling unit (8 students) in grades 6-8. The Antelope Valley Union High School District estimates at .338 students per dwelling unit impact (13 students). Therefore, the total number of students generated by this project is estimated to be 38.

- c. Would the students generated by the project significantly contribute to the affected schools exceeding their designed capacity?

☐☒☐☐

All schools within the Palmdale School District and the Antelope Valley Union High School District are currently overcrowded according to the districts impacted. State law requires the developer to pay school impact fees to reduce the potential impact of development within the school district. In addition, the state regulations further indicate that payment of the school impact fees is the only mitigation required for this type of development. Therefore, implementation of the proposed project does not have the potential to create significant environmental impacts to schools after the payment of impact fees.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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4. Parks and Recreation

Will the proposed project result in an impact on the quality or quantity of existing parks or recreational facilities, including trails or bicycle paths?

☐ ☐ ☒ ☐

This project has the potential to increase the population of the City by approximately 126 persons. These people will create an increase in demand for park services. Growth and the subsequent increase in demands for park services has been anticipated and planned for by the City. The project will be required to comply with Chapter 3.34 (Parkland Dedication and Parkland Fee Ordinance) of the Municipal Code and provide land or in lieu of fees to mitigate impacts to parks and recreation facilities as stated in the Conditions of Approval. Therefore, development of this project will not have the potential to create significant impacts to parks and recreation.

5. Public Facilities

Will the proposed project have a significant impact on maintenance of public facilities, including roads, drainage facilities, slopes, open space and trails?

☐ ☐ ☒ ☐

The project does not include any public facilities that would require a significant degree of maintenance above that required for normal infrastructure maintenance. Therefore, this project will not have the potential to create significant impacts to the maintenance of public facilities.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. Library Services

Will the project result in a significant impact to library services due to increased population?

☐ ☐ ☐ ☒

At build-out, the project will increase the population of the City by approximately 126 persons. These people will create an increase in demand for library services. Growth and the subsequent increase in demand for library services has been anticipated and planned for by the City. Property tax revenue, user fees and city general funds will be designated by the City to maintain and expand facilities to accommodate such growth. Therefore, construction of this project will not have a significant impact on library services.

7. Other Governmental Services

Will the project have a significant impact on a government service or agency not listed above?

☐ ☐ ☐ ☒

Increase in population and houses will have an impact on government services such as planning, building and safety, and holding elections. However, these impacts have been anticipated by the City and necessary adjustments will be made from the increased tax base generated by growth. Therefore, construction of this project will not have a significant impact on other governmental services.

N. Energy:

1. Will the project result in the use of substantial amounts of fuel or energy?

☐ ☐ ☒ ☐

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Will the project result in a substantial increase in demands upon existing sources of energy, or require the development of new sources of energy?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The proposed project would result in the construction of 36 single family homes. The occupancy of these units would result in the use of fuel and energy. However, these new units will be constructed under Title 24 energy requirements of the State of California and the ultimate use of this fuel and energy has been allocated by the applicable provider and is not considered significant. Therefore, construction of this project will not create significant impacts to energy resources.

O. Utilities:

Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

1. Power or natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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2. Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3. Water?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Sanitary sewer?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. Solid waste disposal?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will require extension of and construction within the site of all necessary utilities. Extension of services to all areas of the City has been evaluated in the EIR for the City's General Plan and the applicable utility providers have not indicated that they will not or cannot serve the proposed subdivision. Therefore, construction of the proposed project will not create significant impacts to the utilities.

P. Human Health:

Based on the type of project:

1. Will the project create any health hazard or potential health hazard (excluding mental health)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Will the project result in the exposure of people to potential health hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No aspects of the proposed project have been identified which have the potential to create any health hazards. Therefore, implementation of this project does not represent a significant impact to human health.

Q. Aesthetics:

1. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not result in the obstruction of a scenic view nor will it create a visually offensive site. Therefore, development of this project does not represent a significant impact to the environment.

R. Cultural Resources:

1. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site, or historic structure(s)?

☐ ☐ ☒ ☐

Site inspection performed by: Amy Brislen

2. Will the proposal result in potential adverse impacts on paleontological resources?

☐ ☐ ☒ ☐

The project site is vacant and the General Plan Environmental Resources Element Exhibit ER-7 identifies the area as having a high potential as an archaeological site. Environmental Resource Element Exhibit ER-8 does not identify the site as having potential for paleontological resources. No evidence of archaeological or paleontological resources were discovered during a site inspection or development of adjacent sites. However, surface disturbance and previous fill would obscure or destroy any resources which may have been present. Therefore, in the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation is required to cease in the immediate area, and the find left untouched until a qualified professional archeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendation as to disposition, mitigation and/or salvage. Therefore, construction of this project does not present the potential for adverse impacts on paleontological and archaeological resources.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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S. Public Controversy:

1. Is the project or action environmentally controversial in nature or can it reasonably be expected to become controversial upon disclosure to the public?

☐ ☐ ☐ ☒

There are no aspects of this project which are expected to be environmentally controversial upon disclosure to the public. Therefore, this does not constitute the potential for a significant impact on the environment.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☒ ☐

The proposal to subdivide 10 acres into 36 single-family residential lots located within an R-1-7,000 zone does not have the potential to degrade the environment because the project site is located within an urbanized area that has previously been disturbed by human encroachment. The project site does not have any historical structure or resources from California history or pre-history, and therefore, there is no potential impact to California history or pre-history. Therefore, this does not constitute the potential for a significant impact on the environment.

- B. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small,

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Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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but where the effect of the total of those impacts on the environment is significant.)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not have any limited impacts that would be cumulatively considerable due to conditions placed upon the project which will reduce the potential individual impacts to a less than significant level, and therefore, will not be cumulatively considerable.

- C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no other aspects of the proposal that will have a substantial adverse effect on human beings directly or indirectly after compliance with standard conditions requiring compliance with all City, County and State codes applicable to the project. Therefore, there is no substantial adverse effect on human beings.

**CITY OF PALMDALE
LOS ANGELES COUNTY, CALIFORNIA
RESOLUTION NO. PC-2003-024**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 54257, A REQUEST TO SUBDIVIDE 10 ACRES INTO 36 SINGLE FAMILY LOTS LOCATED ON THE NORTHEAST CORNER OF 25TH STREET WEST AND AVENUE P-6 (TTM 54257)

A. RECITALS

- (i) Global Investment & Development, LLC has filed an application requesting the approval of Tentative Tract Map 54257 described herein (hereinafter referred to as "Application").
- (ii) The Application applies to 10 acres within the R-1-7,000 zone district, referred to on the County Assessor's roles as APN 3003-034-15 legally described on Attachment I hereto and shown on the map attached hereto as Attachment II.
- (iii) The Application, as contemplated, proposes to create 36 lots for residential use.
- (iv) The subject site is presently vacant with no native vegetation and signs of human encroachment. Adjacent land uses are vacant, undeveloped residential land to the north, east and west and existing single family homes to the north, south and west.
- (v) Zone designations on adjacent properties are R-1-7,000 (Single Family Residential, 7,000 square foot minimum lot size) to the north, south, east, and west.
- (vi) An environmental Initial Study for the proposed Tentative Tract was completed on February 26, 2003 and no significant adverse impacts were identified that cannot be mitigated to a level of insignificance.
- (vii) On March 19, 2003, the Planning Commission of the City of Palmdale continued this item to the regular Planning Commission meeting of April 3, 2003.

- (viii) On April 3, 2003, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on the Application, and concluded said hearing on that date.
- (ix) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Palmdale, as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.
2. Based upon substantial evidence presented to this Commission during the public hearing held on April 3, 2003, including public testimony, and written and oral staff reports, this Commission specifically finds as follows:
 - (a) Based upon the environmental Initial Study and the conditions and mitigation measures which have been applied to the Application, the proposed tentative tract will not have a significant adverse effect on the environment.
 - (b) The proposed subdivision is consistent with the adopted General Plan policies and land use designation of SFR 3 (Single Family Residential, 3.1-6 du/ac) because it conforms to the density, design standards, and location specified for that designation.
 - (c) The project density of 3.6 du/ac is within the applicable General Plan density range of 3.1-6 du/ac under the SFR 3 land use designation.
 - (d) The site is physically suitable for the type and density of development proposed because the site contains gentle slope gradients generally less than 1 percent, infrastructure is capable of supporting project density of 3.6 dwelling units/acre, and there are no other known physical or environmental constraints.
 - (e) The tentative tract map design provides for future passive or natural heating or cooling opportunities in the subdivision to the

extent feasible because the tract is designed with lots of adequate dimensions to maximize the opportunities for passive and natural heating and cooling.

- (f) The tentative tract map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, because the property in question has not been included in any such contract.
- (g) The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board, because the applicant is required to comply with all Conditions of Approval regarding sanitary sewers as contained in Attachment III of this Resolution.
- (h) The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the property is within an area of the City designated for development, the initial study prepared for the project did not identify the site as containing unique or sensitive environmental qualities, and no threatened, rare or endangered plant or animal species were identified during review of the project.
- (i) The design of the subdivision and the proposed improvements are not likely to cause serious public health problems because conditions of approval have been applied to the project to require compliance with applicable codes and ordinances designed to protect public health and safety.
- (j) The design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because no such easements exist on the property.
- (k) The design of the subdivision and the conditions of approval require dedication and improvement of publicly owned rights-of-way, storm drains and other drainage facilities, and landscape easements. In addition, the developer has been conditioned to pay a fair share towards bridge/drainage improvements for the

Amargosa Creek at 20th Street West. The public improvements required for this subdivision are proportional to the impacts caused by the proposed development and are necessary in order to provide access to future residences within the project and create aesthetic amenities for the benefit of future residents, protect the subdivision and surrounding properties from flooding impacts and promote the safety of the general public.

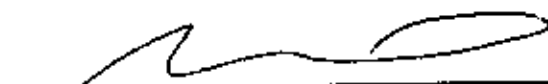
3. The Planning Commission hereby finds that the proposed Negative Declaration prepared in connection with Tentative Tract Map 54257 was prepared in compliance with the California Environmental Quality Act, has been reviewed and considered by the Planning Commission, and reflects the independent judgment of the Planning Commission, and that based on the Initial Study and the entire record of proceedings, there is no substantial evidence that the proposed project will have a significant effect on the environment. Therefore, the Planning Commission hereby adopts the Negative Declaration for the project as included in the agenda packet for the March 19, 2003 Planning Commission meeting. The Director of Planning is hereby designated as the custodian of the documents and other materials, which are on file at the City of Palmdale Planning Department, 38250 North Sierra Highway, Palmdale, California.
4. Based on the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this Commission hereby approves Tentative Tract Map (TTM) 54257, subject to the Conditions of Approval as set forth in Attachment III.
5. The Deputy City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 3rd day of April 2003.

AYES: 5 (Hofbauer, Glozer, Harris, Henderson, Hunt)

NOES: 0

ABSENT: 0 ABSTAIN: 0



Steven D. Hofbauer, Chairman
Planning Commission

ATTEST:



Kathy Inman, Deputy City Clerk

RECEIVED

MAY 16 2003

PLANNING DEPT.

NOTICE OF DETERMINATION

TO: Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Department
38250 Sierra Highway
Palmdale, CA 93550

Case Planner: Amy Brislen

Applicant: Global Investments and Development, LLC

Address: 2222 S. Figueroa Street
Los Angeles, CA 90007

Case: Tentative Tract Map (TTM) 54257

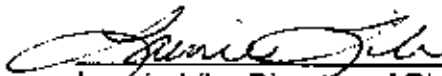
Description of Project: An application to subdivide 10 acres into 36 single-family lots.

Location: Located at the northeast corner of 25th Street West and Avenue P-6

Tentative Tract Map 54257 was approved by the Planning Commission of the City of Palmdale on March 19, 2003. It has been determined that the project will not have a significant effect on the environment and the Planning Commission approved a Negative Declaration for the project in compliance with the provisions of the California Environmental Quality Act, as amended.

The document is on file and available for review at the City of Palmdale, Planning Department, 38250 Sierra Highway, Palmdale, California 93550.

Dated: 4 7-03


Laurie Lile, Director of Planning
City of Palmdale

FILED

02.0005058

THIS NOTICE WAS POSTED

ON APR 11 2003

UNTIL MAY 11 2003

REGISTRAR-RECORDER/COUNTY CLERK

APR 11 2003

CONNIE B. MCCORMACK, COUNTY CLERK


D. McKay DEPUTY

CALIFORNIA DEPARTMENT OF FISH & GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county): Tentative Tract Map (TTM) 54257, located at the northeast corner of 25th Street West and Avenue P-6, City of Palmdale, County of Los Angeles

Project Description: TTM 54257 is an application to subdivide 10 acres into 36 single family lots.

Case Planner: Amy Brislen

Findings of Exemption (attach as necessary):

1. The City of Palmdale has prepared an initial study for the project which evaluated the potential environmental impacts that could result should the project be implemented; and
2. The initial study and Negative Declaration prepared for the project did not identify any potential for an adverse effect on wildlife resources resulting from development of the proposed project because the project is located within an urbanized area that does not provide conditions to develop habitat for fish and wildlife.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

FILED

APR 11 2003

CONNOR B. MCCORMACK, COUNTY CLERK

D. McKay
DEPUTY

02 0005058

Laurie Lile

Title: Director of Planning

Lead Agency: City of Palmdale

Date: 4.7.03

EXHIBIT "A"
LEGAL DESCRIPTION
ANNEXATION 40-34(34-31)

BEING A PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), TOGETHER WITH THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼), TOGETHER WITH THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) AND THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST (NW ¼) OF THE NORTHEAST QUARTER (NE ¼), ALL OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 12 WEST, S.B.B. & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT NO. 45742, AS PER MAP RECORDED IN BOOK 1155, PAGES 36 THROUGH 38, INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF AVENUE P-6, (32.00 FEET WIDE), AND THE EASTERLY LINE OF 25TH STREET WEST, (80.00 FEET WIDE), BOTH AS SHOWN ON SAID TRACT AND HAVING CALIFORNIA STATE PLANE ZONE 5 COORDINATES OF NORTH: 2039410.060 FEET AND EAST: 6509293.703 FEET (NAD 83); THENCE ALONG SAID EASTERLY LINE, NORTH 00°00'01" WEST, 668.38 FEET TO THE SOUTHWEST CORNER OF TRACT NO. 45364, AS PER MAP RECORDED IN BOOK 1153, PAGES 18 THROUGH 21, INCLUSIVE, OF MAPS IN THE OFFICE OF SAID RECORDER; THENCE DEPARTING SAID LINE, AND ALONG THE SOUTH AND EAST LINES OF SAID TRACT NO. 45364, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 88°56'58" EAST, 292.03 FEET;
- 2) NORTH 00°00'48" EAST, 668.17 FEET,

TO THE MOST NORTHERLY SOUTHERLY LINE OF SAID TRACT; THENCE, ALONG SAID SOUTHERLY LINE, SAID LINE BEING THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION, SOUTH 88°54'29" EAST, 664.40 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 20; THENCE ALONG THE WEST AND SOUTH LINES THEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 00°02'25" WEST, 333.84 FEET;
- 2) SOUTH 88°55'43" EAST, 332.12 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 20;

THENCE ALONG THE EAST LINE THEREOF, SOUTH 00°03'14" WEST, 333.72 FEET TO THE NORTHEAST CORNER OF PARCEL 1, OF PARCEL MAP NO. 2973, ON FILE IN BOOK 40, PAGE 6, OF PARCEL MAPS, IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE NORTH AND WEST LINES THEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 88°56'58" WEST, 664.08 FEET;

CONTINUED FROM PAGE 1

- 2) SOUTH $00^{\circ}01'37''$ WEST, 667.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 45742 AND NORTHERLY LINE OF SAID AVENUE P-6;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT NO. 45742, NORTH $88^{\circ}59'26''$ WEST, 623.75 FEET TO THE **POINT OF BEGINNING**.

CONTAINS AN AREA OF 971,226 SQUARE FEET OR 22.30 ACRES OF LAND, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART THEREOF.

BASIS OF BEARINGS:

NORTH $00^{\circ}00'01''$ WEST, BEING THE CENTERLINE OF 25TH STREET WEST AS SHOWN ON TRACT NO. 45742, RECORDED IN BOOK 1155, PAGES 36 THROUGH 38, INCLUSIVE, OF MAPS.

CALIFORNIA STATE PLANE ZONE 5 COORDINATE DATA:

THE COORDINATE VALUES ASSIGNED TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION WERE DERIVED FROM A STATIC OBSERVATION OF CALIFORNIA STATE PLANE COORDINATE SYSTEM 1983 DATUM STATIONS VNPS & LINJ.

EPOCH: 2000.35

COMBINED SCALE FACTOR: .999801

ALL DISTANCES ARE GROUND.

TO CONVERT TO GRID DISTANCES AND BEARINGS, MULTIPLY BY THE COMBINED SCALE FACTOR AND ROTATE COUNTER CLOCKWISE $00^{\circ}51'31''$.



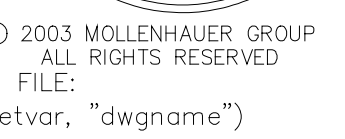
Kevin R. Hills, P.L.S. 6617





BASIS OF BEARINGS:





SCALE: _____

SURVEY PREPARED FOR:
